

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Flagstones, North Heath Lane, Horsham
DESCRIPTION:	
REFERENCE:	DC/25/1634
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>MAIN COMMENTS:</p> <p>Dear Daniel,</p> <p>Following the pre-app. submission and the subsequent revisions I am satisfied the development is acceptable in principle with regard to respecting the setting of the neighbouring historic building. The scale of the redesigned building is clearly subservient and reminiscent of a converted garage or other outbuilding. I remain unconvinced the proposal will not result in some harm to the street scene, due to the provision of off street parking and waste and recycling enclosure. I appreciate some area of front garden will be provided to mitigate and soften a harsh juxtaposition but I am not convinced this is enough. This is exacerbated by the need to provide parking and turning areas for the existing house, adding to the perception of utilitarian areas of hardstanding. If you are satisfied the proposal is acceptable then I offer no objection. I have suggested conditions if you are minded to grant permission.</p> <p>Regards, Seán</p>	

ANY RECOMMENDED CONDITIONS:

LB01 Samples of External Materials and Finishes

Pre-Commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB02 Roof Detailing/Junctions

Regulatory Condition: The new pitched roof junctions at ridge, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB04 Roof Lights

Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	07.11.25